



**GRASSROOTS**  
REALTY GROUP

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507 6 Avenue  
Beaverlodge, Alberta

MLS # A2234708



**\$204,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R2
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 507 6 Ave, a charming 3 bedroom, 2 bathroom modular home on an oversized owned lot in Beaverlodge. This property offers the perfect combination of comfort, space, and value &ndash; ideal for families, first-time buyers, or those looking to downsize without compromising on outdoor living. Step inside to find a bright, functional layout with a spacious living area and a thoughtfully designed kitchen and dining space. There has been many updates to this property including newer appliances, flooring and paint. The home features three comfortable bedrooms, including a primary suite with its own full ensuite bathroom. A practical 12x13 mudroom addition adds convenience and extra storage, making daily life a breeze. The real showstopper is the huge backyard, offering endless potential for gardening or entertaining. With an owned lot, there&rsquo;s no pad rent &ndash; just freedom and flexibility to make this property your own. Located on a quiet street in a family-friendly neighbourhood just minutes from schools, parks, and amenities, this home is a rare find in today&rsquo;s market. Contact a Realtor of your choice today and see what this home has to offer.